

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK



AGENDA
PLANNING BOARD MEETING
September 2, 2025 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- d. Appeal Procedures & ExParte Communication
Any person wishing to appeal any decision made by the Planning Board with respect to any matter considered at such meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105

2. APPROVAL OF MINUTES

- a. August 5, 2025 Minutes

3. PUBLIC COMMENTS

- a. **Public Comments** - (Speakers limited to three minutes - no action taken on items)

4. REGULAR BUSINESS

- a. **PB 25-16 Annex, Amend Future Land Use Map and Rezone**
Parcel No.: 11-10-26-0000-0470-0021
Address: 625 South State Rd. 19 # Unit 1, Approx. 0.36-Acres
Applicants: Crystal Tractor, LLC
- b. **PB 25-17 Annex, Amend Future Land Use Map and Rezone**
Parcel No.: 37-09-26-0000-0060-0140
Address: 300 North Highway 17, Approx. 3.8-Acres
Applicants: CBT Enterprises OP LLC
- c. **Case PB 25-19 Annexation, Amendment to FLUM and Rezoning**
Address: 136 Corbett Road, Approx. 0.06 acres +/-
Parcel No.: 10-10-26-0000-0210-0001
Applicant: City of Palatka

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

7. ADJOURN

Any person wishing to appeal any decision made by the Planning Board with respect to any matter considered at such meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105

NOTICE: Persons with disabilities requiring accommodations in order to participate in this meeting should contact the City Clerk's Office at 329-0100 at least 24 hours in advance to request accommodations.

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER



MARCIA CARTY, CPA, CGFO
CITY MANAGER

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK

Regular meeting 1st Tuesday of each month.

Planning Board Meeting August 5, 2025, Minutes

Invocation

The invocation was led by George DeLoach.

The Pledge of Allegiance

Pledge of Allegiance was led by Tom Dolan.

Roll Call

Attendance: Ed Killebrew, Chase Barnes, Tom Dolan, George DeLoach and Edie Wilson were present. Earl Wallace was excused.

Staff Present: City Clerk Karen Hayes, MMC, Planning Director Lorenzo Aghemo, and acting City Attorney Ralf Brookes.

Owners/Representatives Present: Forestar (USA) Real Estate Group Inc., Morey Doyle, WJHFL LLC, Next Door Real Estate, LLC

Ex parte Communications

The appeal procedures were read by the Chair, and time was allotted for ex-parte disclosures.

Taking Oath: Tom Dolan said his Oath of office.

Approval of Minutes

Vote: Chase Barnes moved to approve the minutes. Edie Wilson seconded the motion, and it passed unanimously.

Public Comments

There were no public comments at this time.

Regular Business

PB 25-11 McLaury Final Plat Phase I Parcel No.: 10-10-26-0000-0200-0060 and part of 10-10-26-0000-0130.0010 Address: 105 Cattle Crossing and 185 Cattle Crossing, Palatka, FL Owner: Forestar (USA) Real Estate Group Inc.

Chair Ed Killebrew asked the applicant if there were any questions. There was none.

Vote: Mr. Barnes moved to approve the proposed final plat subjected to the recommendations made by staff in the report. Ms. Wilson seconded the motion which passed unanimously.

Case PB 25-14 Annexation, Amendment to FLUM and Rezoning Address: 2706 Cecille Avenue, approx. 0.39 acres +/- Parcel No.: 12-10-26-4030-0040-0406 Applicant: Morey Doyle, WJHFL LLC

Chair Ed Killebrew asked the applicant if there were any questions. There was none.

Vote: Mr. Barnes moved to approve the annexation for 2706 Cecille Avenue into the City of Palatka for the purpose of connecting to the water and sewer services. Ms. Wilson seconded the motion which passed unanimously.

Vote: Mr. Barnes moved to approve the amending of the district boundary Future Land Use designation of this property 2706 Cecille Avenue from Putnam County Urban services to the City of Palatka residential low. Ms. Wilson seconded the motion which passed unanimously.

Vote: Chase Barnes moved to approve the amending of the zoning map of 2706 Cecille Avenue to rezone it from Putnam County residential R1a to the City of Palatka single family residential R1. Edie Wilson seconded the motion which passed unanimously.

Case PB 25-16 Annex, Amend Future Land Use Map and Rezone Parcel no.# 12-10-26-0820-0010-0050 Address: 2409 President St., approx. 0.67 acres Applicants: Next Door Real Estate, LLC

Chair Ed Killebrew asked the applicant if there were any questions. There was none.

Vote: Mr. Barnes moved to approve to annex 2409 President St. into the City of Palatka. Mr. DeLoach seconded the motion which passed unanimously.

Vote: Mr. Barnes moved to approve the request to amend the future land use map for 2409 President St. Putnam County Urban services to the City of Palatka residential low. Mr. Dolan seconded the motion which passed unanimously.

Vote: Mr. Barnes moved to approve the amending of the zoning map of 2409 President St. to rezone it from Putnam County Commercial General Light C.2 to the City of Palatka single family residential R1. Ms. Wilson seconded the motion which passed unanimously.

Adjourn

Mr. Barnes moved to adjourn the meeting. Ms. Wilson seconded the motion, and it passed unanimously.

Case PB 25-16 Annex, Amend Future Land Use Map and Rezone

Parcel No.: 11-10-26-0000-0470-0021

Address: 625 South State Rd. 19 # Unit 1, Approx. 0.36-Acres

Applicants: Crystal Tractor, LLC

STAFF REPORT

DATE: August 18, 2025

TO: City of Palatka Planning Board

FROM: STAFF

APPLICATION REQUEST

Request to annex one parcel, approximately 0.36 acres, into the City of Palatka for the purpose of redeveloping the existing Crystal Tractor business into a quick service/fast food restaurant; amend the Future Land Use Map from Putnam County Urban Services (US) to City of Palatka Commercial (COM), and rezone from Putnam County Commercial, Intensive (C-4) to City of Palatka Intensive Commercial (C-2).

Public notice included legal advertisement in the Palatka Daily News, property posting, and mailed notices to property owners within 150 feet of the subject property.

Background

The application is for approx. 0.36 acres parcel located at 625 South State Rd. 19 # Unit 1, next to the O’Rielly Auto Parts and behind Crystal Tractor. The intent of the applicant is to combine the two parcels into one in order to redevelop the site with a quick service/fast food restaurant. Crystal Tractor’s business occupies the front lot #11-10-26-0000-0470-0020 (625 S SR 19) adjoining State Road 19, which is within the City. The subject parcel which is in Unincorporated, Putnam County is located directly behind, also owned by Chrystal Tractor. As a matter of fact, the existing commercial metal structure is split between the two adjoining parcels. The property had water connection and water service but the account was closed. There is a septic tank on the parcel on site. The proposed annexation will allow the connection to the City’s utilities. This parcel is adjacent to the City boundaries.

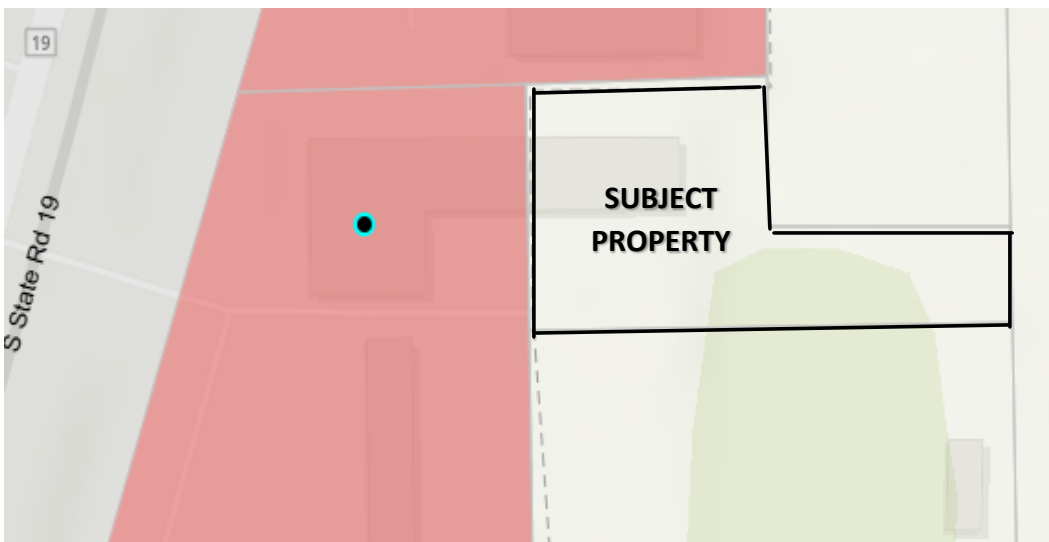


Figure 1: Subject site with City boundaries shown.

Table 1: Current and Proposed Future Land Use Map and Zoning Designations

	Actual Use	FLUM	ZONING
Property Existing	Metal Office & Storage Structure	Putnam County Urban Service (US)	Putnam County Commercial, Intensive (C-4) and Residential, Two-Family (R-2)
Property Proposed	Quick service/fast food restaurant.	City of Palatka Commercial (COM)	City of Palatka Intensive Commercial, (C-2)
North	City O'Reilly Automotive	City Commercial (COM)	City Intensive Commercial, (C-2)
South	County Body Shop, Brakes, Automotive Repair	County Urban Service (US)	County Commercial Intensive (C-4) & Commercial, General, Light (C-2)
East	County Lewis Oil Company, Gas Station	County Urban Service (US)	County Residential, Two-Family (R-2)
West	City Crystal Tractor Supply	City Commercial (COM)	City Intensive Commercial, (C-2)

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation standards and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be “reasonably compact”.

Contiguous: F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality’s boundary. As shown previously, in ***Figure 1:*** Subject site, the property is contiguous to the City limits to the North and West of the parcel.

Compactness: The statute provides a definition for compactness that requires an annexation to be for properties in a single area and precludes any action that would create or increase enclaves, pockets, or finger areas in serpentine patterns. Annexing this property meets the standard of compactness and it does not create an enclave or pocket.

Connection to Water and Sewer: Water and sewer are available to the site in question. The applicant desires to connect to the City water & sewer system. The system is adequate to handle the annexation of the site.

Comprehensive Plan Public Facilities Element Policy D.1.2.1.

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss

the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.

Future Land Use Change Analysis

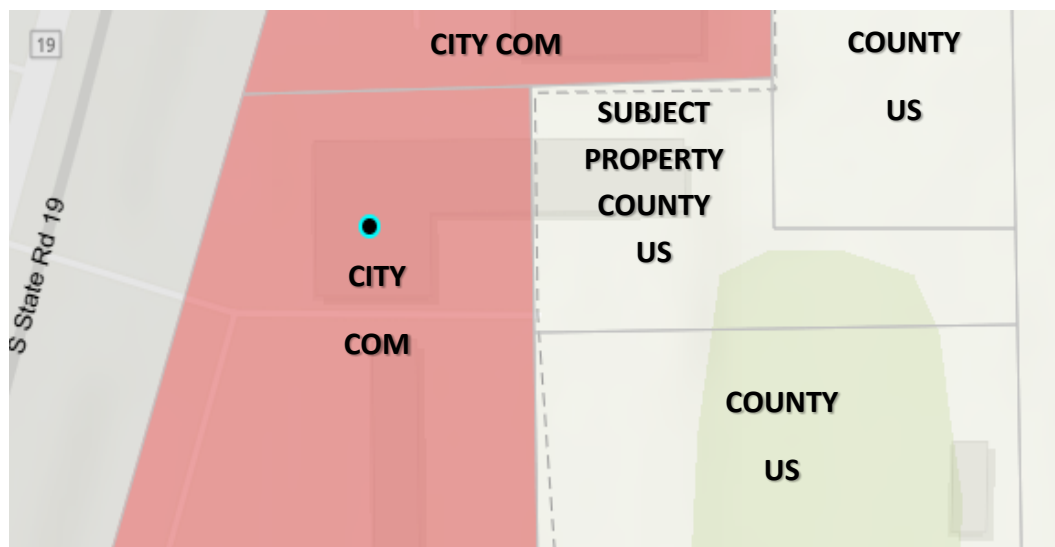


Figure 2: Current Future Land Us

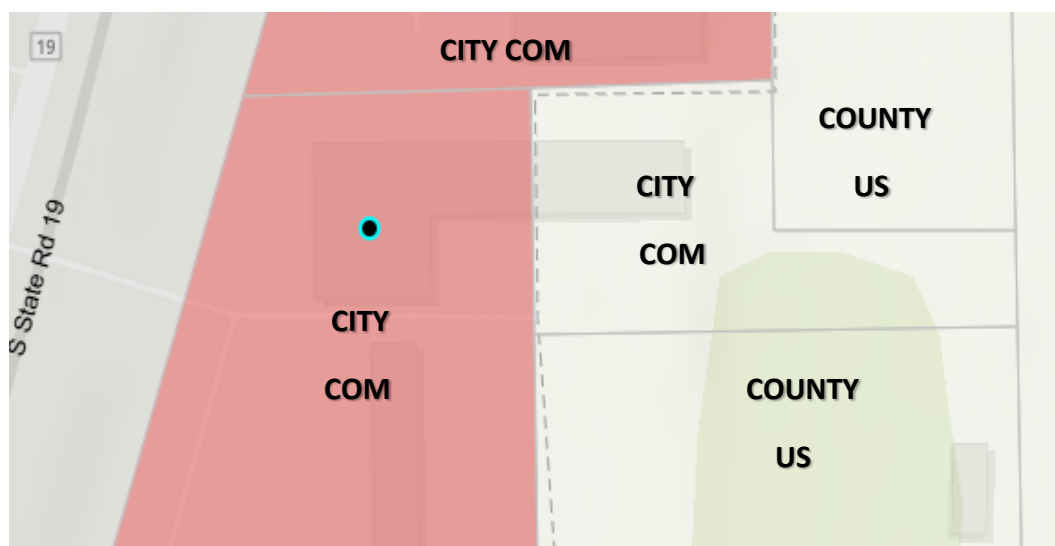


Figure 3: Proposed Future Land Use

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Response: Staff is not aware of any soil or topography conditions that would present major problems for additional future development of this property in accordance with all applicable land development regulations. Nor is staff aware of natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.

Response: The applicant proposes to continue the neighboring element of restaurants.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests:

- Low-intensity, low-density, or single-use development or uses.
- Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- Radial, strip, isolated, or ribbon development patterns.
- Development that fails to adequately protect and conserve natural resources and agricultural activities
- Development that fails to maximize use of existing and future public facilities and services.
- Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
- Development that fails to provide a clear separation between rural and urban uses.
- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

Response: The annexation of this parcel would not contribute to urban sprawl and will not create an undo burden on the water system. The property is located within a completely urbanized area. Property to the North and West has water connections. This annexation would be contiguous, as it borders City limits to the North and West. The use of this parcel will be restaurant related.

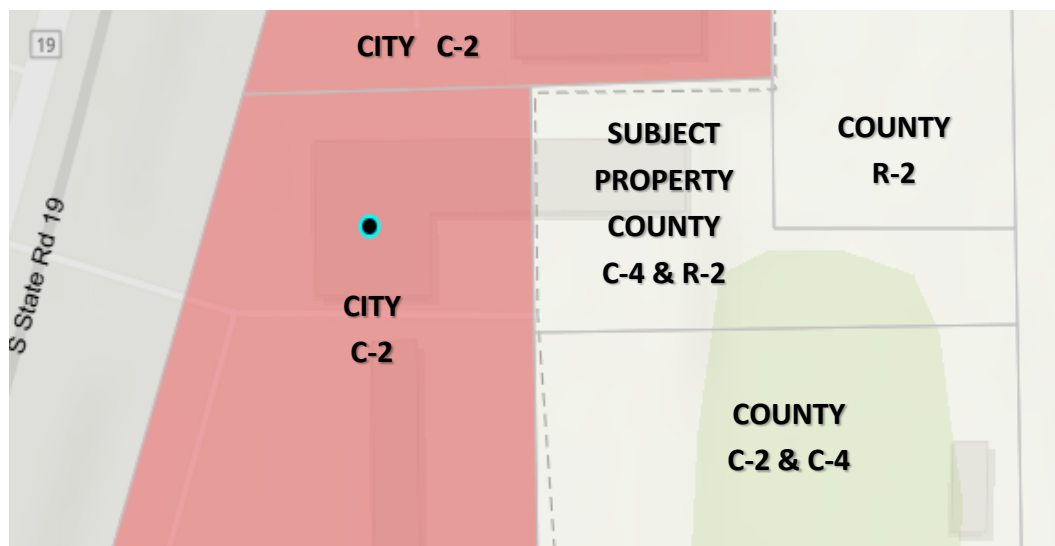


Figure 4: Current Zoning

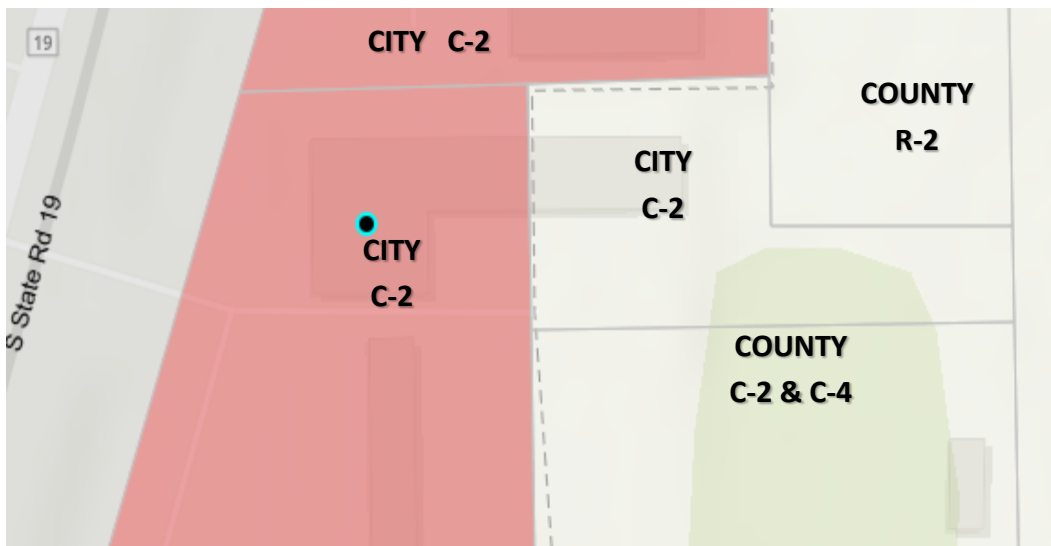


Figure 5; Proposed Zoning

Zoning Analysis

Section 94-38(f)(1) requires that the report and recommendations of the Planning Board to the City Commission required by subsection 94-38(e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

- a. *Whether the proposed change is in conformity with the Comprehensive Plan:*
Response: The subject property currently has a Putnam County Residential Two-Family (R-2) and Commercial, Intensive (C-4) land use classification. The proposed rezoning to Intensive Commercial (C-2) will be consistent with the proposed Commercial (COM) future land use designation and conforms with the Comprehensive Plan.
- b. *The existing land use pattern.*
Response: The existing land use pattern in this area is a mix of commercial and residential land uses. The proposed land use will not alter existing land use patterns.
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The rezoning will extend the adjacent Intensive Commercial (C-2) district and will not be for an isolated district.
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
Response: The subject property is proposed for a quick serve/fast food restaurant use which is adjoining property already developed. There will be no increase in population or overtaxing of the load on public facilities. However a traffic study will be required to determine transportation impacts.
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
Response: Surrounding parcels are mixed development of commercial and residential. Amending the property zoning to City of Palatka Intensive, Commercial (C-2) will keep proposed conditions within the same uses.

- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*

Response: The City endeavors to convert properties on well and septic systems to City water and sewer in order to reduce pollutants released into ground water and increase revenue to the City's water and sewer funds. Conditions in the area of the subject parcel will remain unchanged.

- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*

Response: The immediate neighborhood around the subject parcel is a long-established commercial area. Any existing living conditions will not change with approval.

- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*

Response: The traffic patterns in the area are already established and a traffic study will be required to determine the intensity of the use.

- i. *Whether the proposed change will create a drainage problem.*

Response: There should be no impact on drainage in the area.

- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

Response: No reduction in light and air to adjacent areas is expected.

- k. *Whether the proposed change will adversely affect property values in the adjacent areas.*

Response: There should be no impact on property values as it will be an expansion of an existing use in the immediate surroundings.

- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*

Response: The proposed rezoning will not be a deterrent for the improvement of adjacent property.

- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Response: The proposed rezoning will not grant a special privilege to the property owner.

- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*

Response: The zoning classifications for the use in this area do not differ substantially. The reason for amending the existing zoning is due to the annexation of the parcel into the city limits.

- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*

Response: The immediate area is commercial and residential in nature. The zoning already exists and is a part of the neighborhood.

- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Response: It is not impossible, but the purpose of this request is to obtain water & sewer services from the City in order to redevelop the site with a quick service restaurant. The property has a proposed use of commercial, this zoning is already established in this neighborhood.

- q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*

Response: Not applicable.

Staff Recommendation

1. Staff recommends the request to annex approximately 0.36-acre property into the City be approved.
2. Staff recommends the request to amend the Future Land Use Map from Putnam County Urban Reserve (UR) to City of Palatka Intensive Commercial (C-2) be approved.
3. Staff recommends the request to rezone from Putnam County Residential, Two-Family (R-2) and Intensive Commercial (C-4) to City of Palatka Intensive Commercial (C-2) be approved.



ANNEXATION APPLICATION

DATE RECEIVED: _____
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.
(Checks payable to the City of Palatka)

Annexation: \$700.00 Small scale amendment <50 acres: \$1440.00 Large scale amendment >50 acres: \$2390.00

- | | |
|--|--|
| ☐ Application Fee | ☐ Site Map |
| ☐ Copy of Recorded Deed | ☐ Project Narrative |
| ☐ Legal Description | ☐ Site Plan (for planned development) |
| ☐ Letter of Authorization | ☐ Supplementary Information |
| ☐ Survey | |

Property Information

- Property Address: 625 S SR 19, PALATKA, FL 32177
- Parcel Number: 11-10-26-0000-0470-0021
- Parcel Dimensions: 105' - 225' - 41' - 112' - 65' - 112'
- Current Property Use: WAREHOUSING, DISTRIBUTION TERMINALS, TRUCKING TERMINALS (4800)
- Current Future Land Use Map Designation: City: N/A County: URBAN SERVICE
- Proposed Future Land Use Map Designation (if applicable): City: COM- COMMERCIAL County: _____
- Proposed Use: 1100- COMMERCIAL / STORES (ONE STORY)
- Current Zoning Designation: R-2 + C-4 Requested Zoning Designation: C-2
- Square footage of any proposed structures N/A Number & types of structures on property _____
CRYSTAL TRACTOR BUILDING CURRENTLY SITS ON TWO PROPERTIES - APPROX. 2,249 SF ON COUNTY PIECE

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): CRYSTAL TRACTOR, LLC

Mailing Address: PO BOX 487, CRYSTAL RIVER, FL 34423

Phone Number(s): _____ Email: _____

Agent/Contractor (Submit proof of authorization to act as agent with your application)

Name(s): WAGNER PROPERTY GROUP, LLC

Mailing Address: 4211 W BOY SCOUT BLVD, STE 620 TAMPA, FL 33607

Phone Number(s): 813-284-7974 Email: KHUPP@WAGSPG.COM

To Be Notarized

Name (Print Name): KATHLEEN HUPP

Signature: Kathleen Hupp

Date: 7/15/25

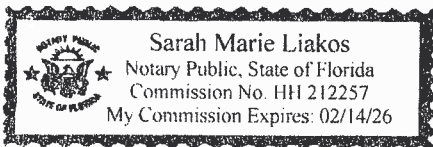
STATE OF FLORIDA

County of HILLSBOROUGH

Before me this day personally appeared KATHLEEN HUPP who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 15TH day of JULY A.D. 2025.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 2/14/26

State of FLORIDA at Large.

Type of Identification Produced: _____

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee



FLU AMENDMENT REZONING APPLICATION

DATE RECEIVED: _____
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.
(Checks payable to the City of Palatka)

- | | |
|--|--|
| ☐ Application Fee | ☐ Site Map |
| ☐ Copy of Recorded Deed | ☐ Project Narrative |
| ☐ Legal Description | ☐ Site Plan (for planned development) |
| ☐ Letter of Authorization | ☐ Supplementary Information |
| ☐ Survey | |

Property Information

- Property Address: 625 S SR 19, PALATKA, FL 32177
- Parcel Number: 11-10-26-0000-0470-0021
- Parcel Dimensions: 105' - 225' - 41' - 112' - 65' - 112'
- Current Property Use: WAREHOUSING, DISTRIBUTION TERMINALS, TRUCKING TERMINALS (4800)
- Current Future Land Use Map Designation: City: N/A County: URBAN SERVICE
- Proposed Future Land Use Map Designation (if applicable): City: COM-COMMERCIAL County: N/A
- Proposed Use: 1100- COMMERCIAL / STORES (ONE STORY)
- Current Zoning Designation: R-2+ C-4 Requested Zoning Designation: C-2
- Square footage of any proposed structures N/A Number & types of structures on property CRYSTAL TRACTOR BUILDING CURRENTLY SITS ON TWO PROPERTIES - APPROX. 2,249 SF ON COUNTY PIECE

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): CRYSTAL TRACTOR, LLC

Mailing Address: PO BOX 487, CRYSTAL RIVER, FL 34423

Phone Number(s): _____ Email: _____

Agent/Contractor (Submit proof of authorization to act as agent with your application)

Name(s): WAGNER PROPERTY GROUP, LLC

Mailing Address: 4211 W BOY SCOUT BLVD, STE 620 TAMPA, FL 33607

Phone Number(s): 813-284-7974 Email: KHUPP@WAGSPG.COM

To Be Notarized

Name (Print Name): KATHLEEN HUPP

Signature: Kathleen Hupp Date: 7/15/25

STATE OF FLORIDA County of HILLSBOROUGH

Before me this day personally appeared KATHLEEN HUPP who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 15TH day of JULY A.D. 2025.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 2/14/26
Type of Identification Produced: _____

State of FLORIDA at Large.

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee

City of Palatka
201 N 2ND ST
PALATKA FL 32177-3735
(386) 329-0100
CASH RECEIPT

Date: 07/18/2025 OPER ID: AROMERO RECEIPT NO:F000769

RECEIVED FROM: 625 S. SR 19

AMOUNT RECEIVED: 2,860.00 TYPE: CK CHECK: 3172

CHANGE DUE: 0.00

TOTAL RECEIVED: 2,860.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,860.00		625 S. SR 19 ANNEX, FLUM, REZONE APP FEE

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

**(TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR
COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER)**

**TO: CITY OF PALATKA PLANNING DIRECTOR, OR HIS OR HER OFFICIALLY
DESIGNATED REPRESENTATIVE**

**STATE OF FLORIDA CITY
OF PALATKA**

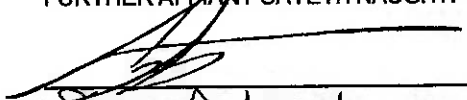
BEFORE ME, the undersigned authority, this day personally appeared
STEVEN D LAMB, hereinafter referred to as "Affiant," who
being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☐ PRESIDENT AND MANAGER {position -
e.g., president, partner, trustee} of CRYSTAL TRACTOR, LLC, A FLORIDA LIMITED [name
and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an
ownership interest in real property legally described on the attached Exhibit "A" (the
"Property"). The Property is the subject of an application for Comprehensive Plan
amendment, Rezoning or Development Order approval with the City of Palatka.
2. Affiant's address is: 1205 NE 5TH ST
CRYSTAL RIVER, FL 34429
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every
person or entity having a five percent or greater interest in the Property. Disclosure
does not apply to an individual's or entity's interest in any entity registered with the
Federal Securities Exchange Commission or registered pursuant to Chapter 517,
Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy,
and will be relied upon by the City of Palatka in its review of application for Comprehensive
Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant
further acknowledges that he or she is authorized to execute this Disclosure of Ownership
Interests on behalf of any and all individuals or entities holding a five percent or greater
interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect
any changes to ownership interests in the Property that may occur before the date of
final public hearing on the application for Comprehensive Plan amendment, Rezoning or
Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties
provided by the laws of the State of Florida for falsely swearing to statements under oath.

CITY OF PALATKA PLANNING DEPARTMENT

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.


Steven D. Lamb, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA CITY
OF PALATKA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [☐ online notarization, this 23rd day of July, 2025 by Steven D. Lamb (name of person acknowledging). (He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Chelsea Newton
(Name - type, stamp or print clearly)

Chelsea Newton
(Signature)

My Commission Expires on: 05/10/2027



EXHIBIT "A"

PROPERTY

PARCEL 4:

TOGETHER WITH NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS BETWEEN RONALD G. TUMLIN, REGINALD H. TUMLIN AND DARYLL W. FUTCH, AS GRANTORS, AND RONALD G. TUMLIN, REGINALD H. TUMLIN AND DARYLL W. FUTCH, AS GRANTEES, RECORDED JUNE 3, 2016 IN OFFICIAL RECORDS BOOK 1441, PAGE 1946, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.



EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

CRYSTAL TRACTOR, LLC PO BOX 487, CRYSTAL RIVER, FL 34423

(Signature)

STEVEN D LAMB

(Name in print)

CRYSTAL TRACTOR, LLC

(Name of company, if applicable)

1205 NE 5TH ST, CRYSTAL RIVER, FL 34429

(Address, City, State, Zip)

PRESIDENT AND MANAGER

(Title)

(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY
OF PALATKA

The foregoing instrument was sworn to and subscribed before me by means of (✓) physical presence or

[] online notarization, this 23rd day of JULY, 2025, by STEVEN D. LAMB

(name of person making statement) He/she is personally known to me or has produced

(type of identification) as identification.

Chelsea Newton

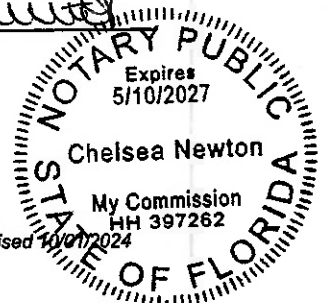
(Name in print)

My Commission Expires on: 05/10/2027

Chelsea Newton

(Signature)

NOTARY'S SEAL OR STAMP





July 16, 2025

Wagner Property Group
4211 W Boy Scout Blvd, Suite 620
Tampa, FL 33607
(813) 284-7974

City of Palatka

Re: Project Narrative – WPG-Palatka

PIN 11-10-26-0000-0470-0020 (City of Palatka jurisdiction)
PIN 11-10-26-0000-0470-0021 (Putnam County jurisdiction)

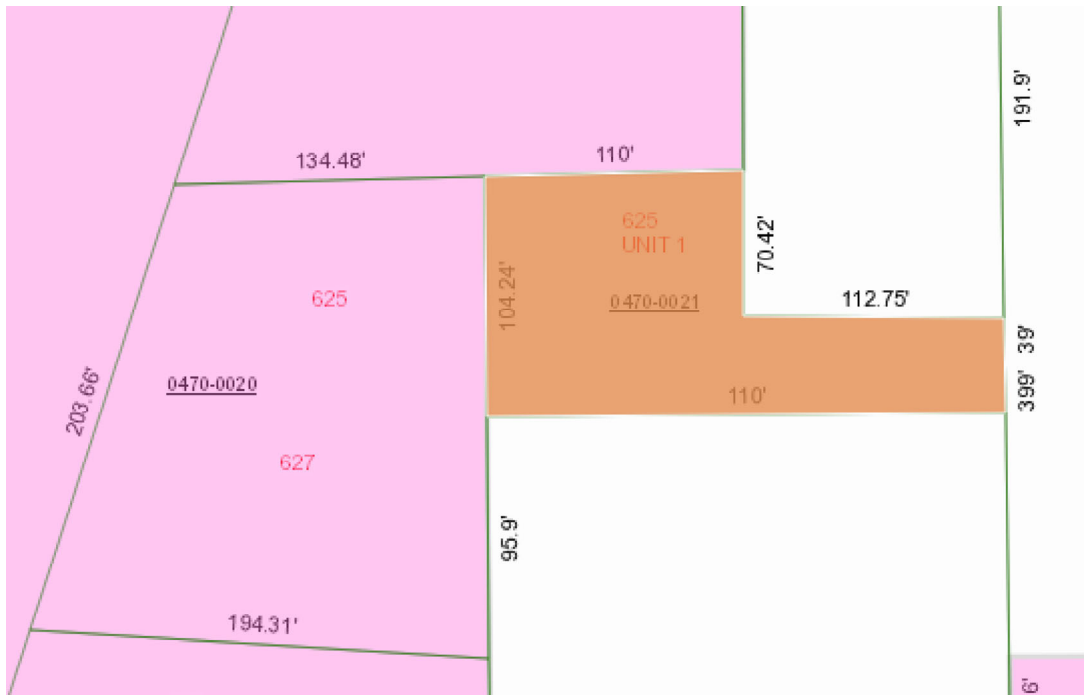
Wagner Property Group is proposing to redevelop the existing retail development located at 625 S SR 19 in Palatka. We are in the preliminary stage of planning for this project and are requesting the annexation, rezoning, and future land use amendment for Parcel Number 11-10-26-0000-0470-0021. Pending the approval of these three items, we plan to combine the two parcels for a total of 1.15 acres and develop a quick serve restaurant in the vicinity of 2,415 square feet with drive-through and stormwater retention.

If you have any questions or additional requirements, please feel free to call me at (813) 284-7974, or e-mail me at khupp@wagspg.com. I look forward to hearing from you.

Sincerely,

Kathleen Hupp





Case PB 25-17 Annex, Amend Future Land Use Map and Rezone

Parcel No.: 37-09-26-0000-0060-0140

Address: 300 North Highway 17, Approx. 3.8-Acres

Applicants: CBT Enterprises OP LLC

STAFF REPORT

DATE: August 18, 2025

TO: City of Palatka Planning Board

FROM: STAFF

APPLICATION REQUEST

Request to annex one parcel, approximately 3.8-acres, into the City of Palatka for the purpose of connecting to the city's water and sewer system; amend the Future Land Use Map from Putnam County Industrial (IN) to City of Palatka Industrial (IN), and rezone from Putnam County Industrial Heavy (IH) to City of Palatka Light Industrial (M-1).

Public notice included legal advertisement in the Palatka Daily News, property posting, and mailed notices to property owners within 150 feet of the subject property.

Background

The application is for approx. 3.8-acres parcel located at 300 North Highway 17, next to Florida Power and Light. The goal is to establish a warehouse/office building. The property currently has a slab of concrete, with the construction of the building to begin. The applicant wishes to connect to the City's water and sewer facilities which are available nearby. The parcel is located within an existing County enclave, and this annexation will reduce the extent of the enclave consistent with Florida Statute 171.031. The parcel is adjacent to the City boundaries.

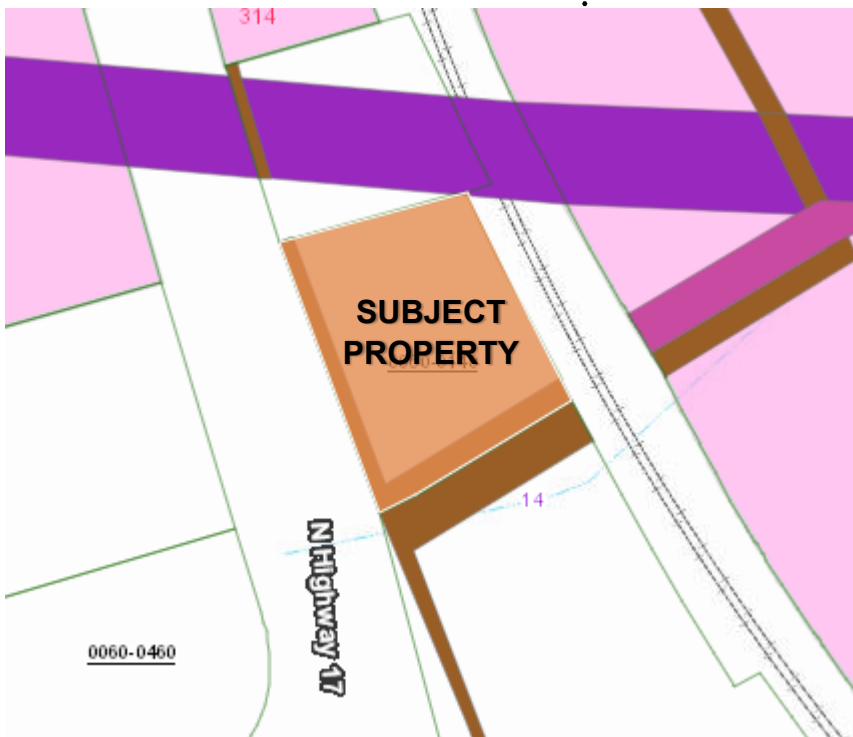


Figure 1: Subject site with City boundaries shown.

Table 1: Current and Proposed Future Land Use Map and Zoning designations

	Actual Use	FLUM	ZONING
Property Existing	Vacant with construction of warehouse/office building to begin.	Putnam County Industrial (IN)	Putnam County Industrial, Heavy (IH)
Property Proposed	Warehouse/Office	City of Palatka Industrial (IN)	City of Palatka Light Industrial (M-1)
North	Florida Power & Light	County Industrial (IN)	County Industrial Heavy (IH)
South	Vacant	County Industrial (IN) & Urban Service (US)	County Industrial Heavy (IH)
East	Crystal Cove Resort	City Industrial (IN) Commercial (COM) Residential (RL)	City Commercial, General(C-3), Light Industrial (M-1) Residential, Multi-Family (R-3)
West	Vacant	County Urban Service (US)	County Commercial, General, Light (C-2)

PROJECT ANALYSIS**Annexation Analysis**

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be “reasonably compact”.

Contiguous: F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality’s boundary. As shown previously, in **Figure 1:** Subject site, the property is contiguous to the City limits to the East of the parcel.

Compactness: The statute provides a definition for compactness that requires an annexation to be for properties in a single area and precludes any action that would create or increase enclaves, pockets, or finger areas in serpentine patterns. Annexing this property meets the standard of compactness because it does not create an enclave or pocket.

Connection to Water and Sewer: Water and sewer are available to the site in question. The applicant desires to connect to the City water & sewer system. The system is adequate to handle the annexation of the site.

Comprehensive Plan Public Facilities Element Policy D.1.2.1.

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by

Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.

Future Land Use Change Analysis

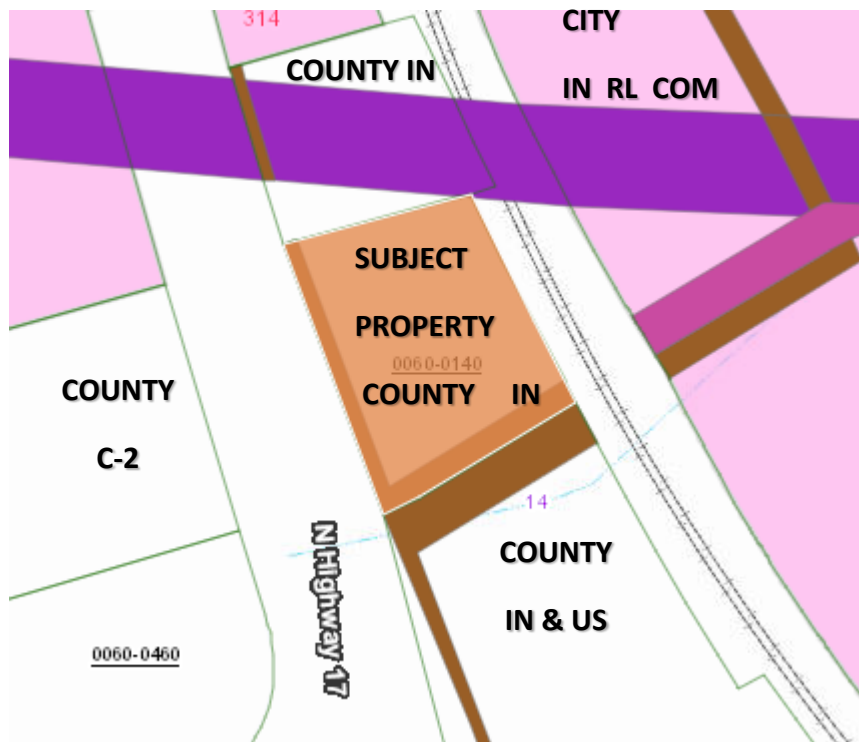


Figure 2: Current Future Land Use

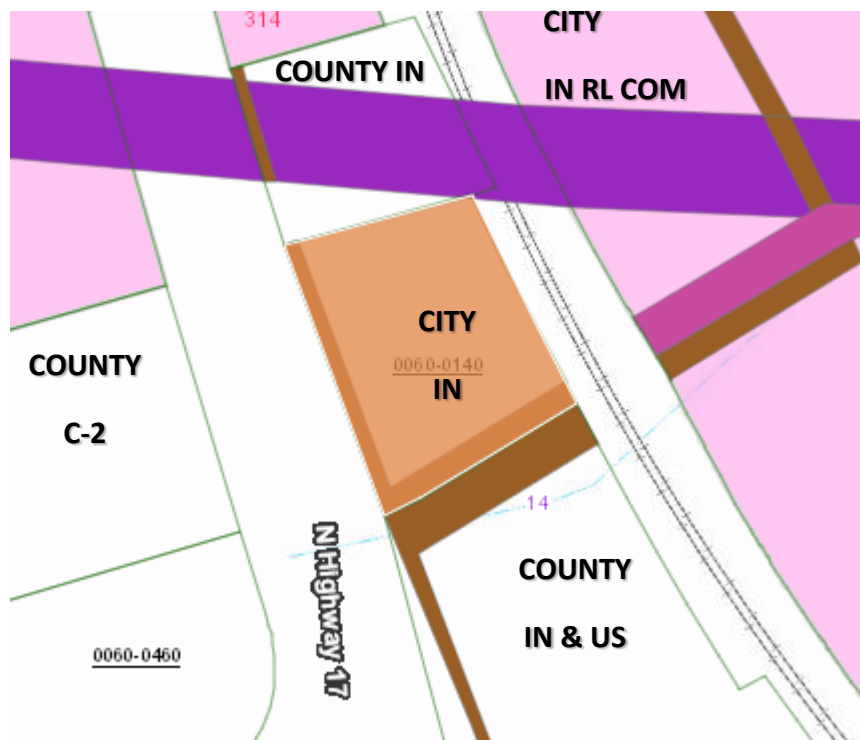


Figure 3: Proposed Future Land Use

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Response: Staff is not aware of any soil or topography conditions that would present major problems for additional future development of this property in accordance with all applicable land development regulations. Nor is staff aware of natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.

Response: The applicant proposes to continue the neighboring use of Industrial facilities.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests:

- Low-intensity, low-density, or single-use development or uses.
- Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- Radial, strip, isolated, or ribbon development patterns.
- Development that fails to adequately protect and conserve natural resources and agricultural activities
- Development that fails to maximize use of existing and future public facilities and services.
- Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
- Development that fails to provide a clear separation between rural and urban uses.
- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

Response: The annexation of this parcel would not contribute to urban sprawl and will not create an undo burden on the water system. Property to the East has water connections. This annexation would be contiguous, as it borders City limits to the East. The use of this parcel will be Industrial related. The subject parcel is located within a mostly urbanized area.

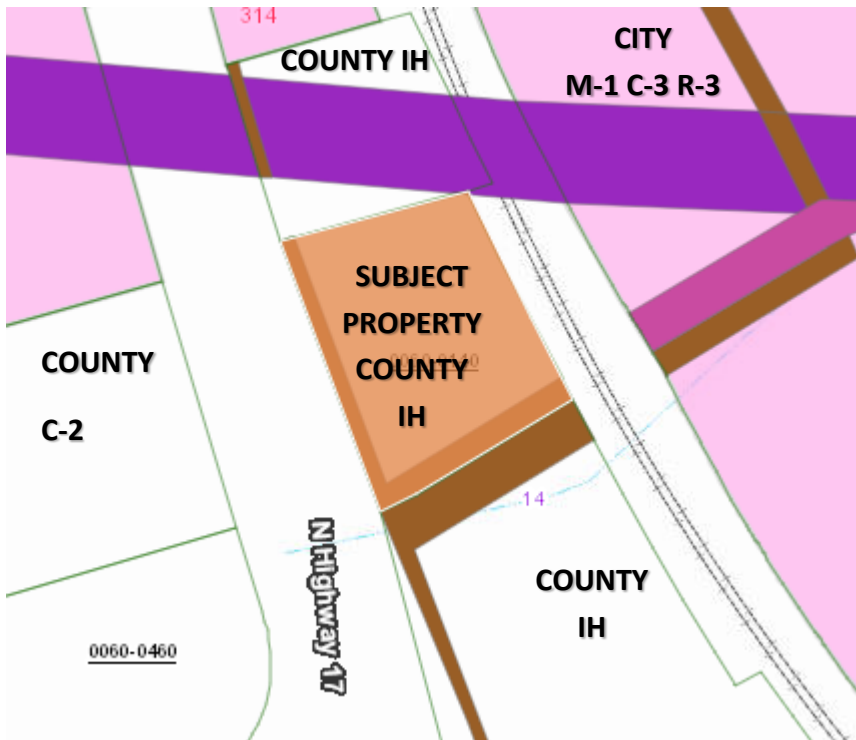


Figure 4: Current Zoning

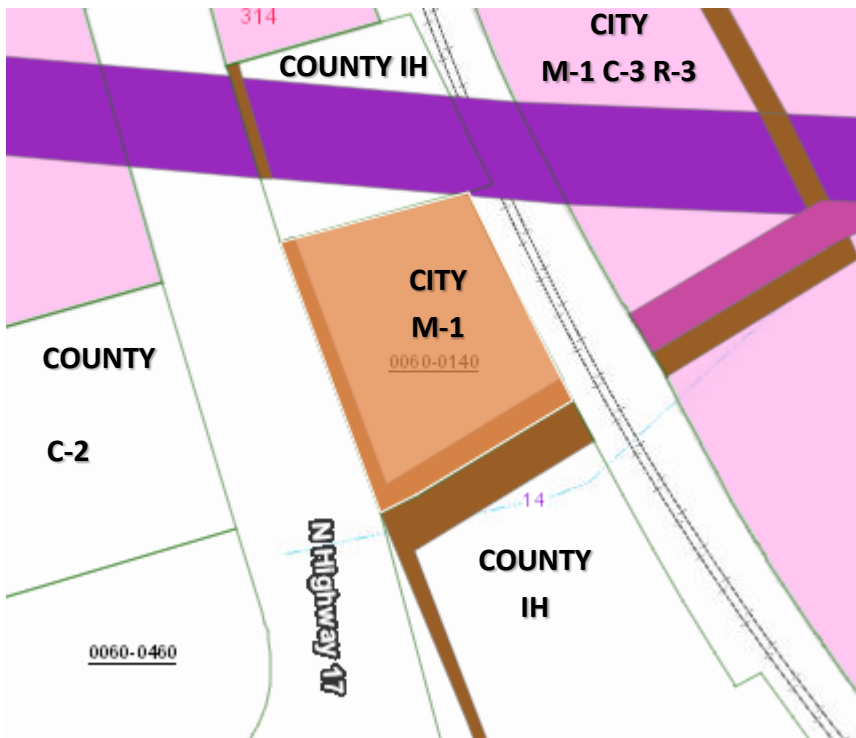


Figure: Proposed Zoning

Zoning Analysis

Section 94-38(f)(1) requires that the report and recommendations of the Planning Board to the City Commission required by subsection 94-38(e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

- a. *Whether the proposed change is in conformity with the Comprehensive Plan:*
Response: When a property is annexed into the city, it is often given a similar Future Land Use and Zoning to what existed when in the County. The subject property currently has a Putnam County Industrial, Heavy (IH) land use classification. The proposed rezoning conforms with the Comprehensive Plan.
- b. *The existing land use pattern.*
Response: The existing land use pattern in this area is a mix of industrial, commercial, and residential uses. The proposed land use will not alter existing land use patterns.
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The parcel is vacant with plans of a warehouse/office building. There is already industrial uses surrounding the parcel, being annexed into the city will not alter the existing relationship of the surrounding area.
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
Response: The subject property is vacant with a proposed warehouse/office building use which is adjoining industrial property already developed. There will be no increase in population or overtaxing of the load on public facilities.
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
Response: Surrounding parcels are mixed development of industrial, commercial and residential. Amending the property zoning to City of Palatka Light Industrial (M-1) will keep proposed conditions within the same uses.
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
Response: The City endeavors to convert properties on well and septic systems to City water and sewer in order to reduce pollutants released into ground water and increase revenue to the City's water and sewer funds. Conditions in the area of the subject parcel will remain unchanged.

- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
Response: The immediate neighborhood around the subject parcel is established industrial and commercial. Any existing living conditions will not change with approval.
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
Response: The traffic patterns in the area are already established and will remain the same nor will it affect public safety. It is not anticipated to be a significant increase of existing daily trips.
- i. *Whether the proposed change will create a drainage problem.*
Response: There should be no impact on drainage in the area.
- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*
Response: No reduction in light and air to adjacent areas is expected.
- k. *Whether the proposed change will adversely affect property values in the adjacent areas.*
Response: There should be no impact on property values as it will be an expansion of an existing use.
- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*
Response: The proposed rezoning will not be a deterrent for the improvement of adjacent property.
- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*
Response: The proposed rezoning will not grant a special privilege to the property owner.
- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*
Response: The zoning classifications for the use in this area do not differ substantially. The reason for amending the existing zoning is due to the annexation of the parcel into the city limits and connecting it to City water and sewer facilities.
- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*
Response: The immediate area is industrial in nature. The zoning already exists and is a part of the neighborhood.
- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*
Response: It is not impossible, but the purpose of this request is to annex into the city to obtain water & sewer services from the City. The property has a proposed industrial use and the proposed zoning is already established in this neighborhood.
- q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*
Response: Not applicable.

Staff Recommendation

1. Staff recommends the request to annex the approximately 3.8-acre property into the City be approved.
2. Staff recommends the request to amend the Future Land Use Map from Putnam County Industrial (IN) to City of Palatka Industrial (IN) be approved.
3. Staff recommends the request to rezone from Putnam County Industrial Heavy (IH) to City of Palatka Light Industrial (M-1) be approved.



ANNEXATION APPLICATION

DATE RECEIVED: 7/21/25 ^{A.R.}
APP NUMBER: PB - 25-17
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.
(Checks payable to the City of Palatka)

Annexation: \$700.00 Small scale amendment <50 acres: \$1440.00 Large scale amendment >50 acres: \$2390.00

- | | |
|---|--|
| ☒ Application Fee | ☐ Site Map |
| ☐ Copy of Recorded Deed | ☐ Project Narrative |
| ☐ Legal Description | ☐ Site Plan (for planned development) |
| ☐ Letter of Authorization | ☐ Supplementary Information |
| ☐ Survey | |

Property Information

- Property Address: 300 N. Highway 17, Palatka FL
- Parcel Number: 37-09-26-0000-0060-0140
- Parcel Dimensions: 3.8Acres
- Current Property Use: VACANT INDUSTRIAL
- Current Future Land Use Map Designation: City: _____ County: Industrial
- Proposed Future Land Use Map Designation (if applicable): City: _____ County: Industrial
- Proposed Use: Industrial
- Current Zoning Designation: Industrial Heavy Requested Zoning Designation: Industrial
- Square footage of any proposed structures 16,850sqft Number & types of structures on property 1 /
Warehouse/Office building

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): CBT Enterprises OP LLC.

Mailing Address: 1635 Farm Way unit 406, Middelburg FL, 32068

Phone Number(s): 904-284-4353 Email: Bthorne@thornemetalsystems.com

Agent/Contractor (Submit proof of authorization to act as agent with your application)

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

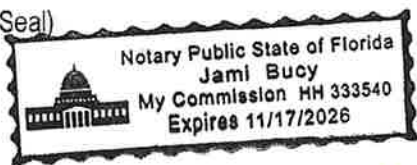
To Be Notarized

Name (Print Name): William Thorne
Signature: Will T Date: 7/18/2025
STATE OF Florida County of Clay

Before me this day personally appeared William Thorne who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 18th day of July A.D. 25.

(Notary Seal)



Jami Bucy
Notary Public

My commission expires: 11-17-26
Type of Identification Produced: personally known State of Florida at Large.

For Official Use Only

Date Submitted: _____ FLUM Designation: _____
Received By: _____ Preliminary Review by: _____
Confirmed Current Zoning: _____ Date Legal Ad Ran: _____
(Allowable) Requested Zoning: _____ Sign(s) Posted Date: _____
Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee



FLU AMENDMENT REZONING APPLICATION

DATE RECEIVED: PB 25-17
APP NUMBER: PB - 7/21/25
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.
(Checks payable to the City of Palatka)

- | | |
|--|--|
| ☐ Application Fee | ☐ Site Map |
| ☐ Copy of Recorded Deed | ☐ Project Narrative |
| ☐ Legal Description | ☐ Site Plan (for planned development) |
| ☐ Letter of Authorization | ☐ Supplementary Information |
| ☐ Survey | |

Property Information

- Property Address: 300 N. Highway 17, Palatka FL
- Parcel Number: 37-09-26-0000-0060-0140
- Parcel Dimensions: 3.8 Acres
- Current Property Use: VACANT INDUSTRIAL
- Current Future Land Use Map Designation: City: _____ County: Industrial
- Proposed Future Land Use Map Designation (if applicable): City: _____ County: Industrial
- Proposed Use: Industrial
- Current Zoning Designation: Industrial Heavy Requested Zoning Designation: Industrial
- Square footage of any proposed structures 16,850 Number & types of structures on property 1
Warehouse/Office building

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): CBT Enterprises OP LLC.
Mailing Address: 1635 Farm Way unit 406, Middelburg FL, 32068
Phone Number(s): 904-284-4353 Email: Bthorne@thornemetalsystems.com

Agent/Contractor (Submit proof of authorization to act as agent with your application)

Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____

To Be Notarized

Name (Print Name): William Thorne

Signature: William #2

Date: 7/18/2025

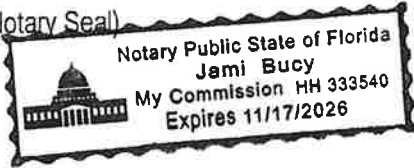
STATE OF Florida

County of Clay

Before me this day personally appeared William Thorne who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 18th day of July A.D. 25.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 11-17-26

State of Florida at Large.

Type of Identification Produced: _____

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee

City of Palatka
201 N 2ND ST
PALATKA FL 32177-3735
(386)329-0100
CASH RECEIPT

Date: 07/21/2025 OPER ID: AROMERO RECEIPT NO:F000772

RECEIVED FROM: 300 N. HWY 17

AMOUNT RECEIVED: 2,866.00 TYPE: PP PP / 1331
AUTH CODE: 179574556

CHANGE DUE: 0.00

TOTAL RECEIVED: 2,866.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,860.00		300 N. HWY 17 ANNEX, FLUM, REZONE APPLICATION FEE
6.00		ZONING CONVENIENCE FEE

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

(TO/III COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER)

TO: CITY OF PALATKA PLANNING DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA CITY
OF PALATKA

BEFORE ME, the undersigned authority, this day personally appeared William J. Thorne, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☒ individual or ☒ Vice President {position - e.g., president, partner, trustee} of CBT Enterprise OP LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment, Rezoning or Development Order approval with the City of Palatka.
2. Affiant's address is: 1635 Farm Way Suite 406
Middleburg, FL 32068
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy, and will be relied upon by the City of Palatka in its review of application for Comprehensive Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment, Rezoning or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.


William J Thorne, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA CITY
OF ~~PALATKA~~ Clay

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 17 day of JULY, 2025 by William J. Thorne (name of person acknowledging). He/she is personally known to me or has produced DFL (type of identification) as identification and did/did not take an oath (circle correct response).

Katty Esparza
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on 10/29/26



KATTY ESPARZA
Notary Public
State of Florida
Comm# HH326110
Expires 10/29/2026

EXHIBIT "A"

PROPERTY

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

CARLA I Thorne 1635 Farm Way Suite 406
Middleburg, FL 32068

[Signature]
 (Signature)

1635 Farm Way Suite 406
 (Address, City, State, Zip)

William J Thorne
 (Name in print)

Vice President
 (Title)

CBT Enterprise OP LLC
 (Name of company, if applicable)

(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY
 OF PALATKA Clay

The foregoing instrument was sworn to and subscribed before me by means of (☐) physical presence or
 (☐) online notarization, this 17 day of July, 2025, by William Thorne
 (name of person making statement). He/she is personally known to me or has produced
DL (type of identification) as identification.

Kathy Esparza
 (Name in print)

[Signature]
 (Signature)

My Commission Expires on 10/29/26

NOTARY PUBLIC
 KATHY ESPARZA
 Notary Public
 State of Florida
 Comm# HH326110
 Expires 10/29/2026



1010 Ocean Street
Palatka, FL 32177
Tel. (386) 329-0109
Fax (386) 385-5275



Utilities Department

To: CBT Enterprises OP LLC
From: Eli Higginbotham, Water & Sewer Superintendent
Date: July 14, 2025
RE: 300 N. Hwy 17 Water & Sewer Availability

Water is available from an 8" water main located on the east side of N. Hwy 17. You would need to hire someone to come out and do a hydrant flow test. Our fire department is no longer doing flow test for design.

Sewer is available from a 6" force main located in front of the property on the east side of N. Hwy 17.

Lift Station #31 Off – 5 PSI, On – 30 PSI. Lift Station #30 Off – 5 PSI, On 25 PSI.

You will need a lift station to pump into the force sewer main. The lift station would be privately owned, maintained, and installed by the property owner.

The property is contiguous to the city limits on the East side and will need to annex into the city to connect to city utilities. This is new construction, so you will need to start the annexation process and go thru the City Planning Department for construction from the start.

Thank you,

Eli Higginbotham, W & S Superintendent

7

6+

Return to:

Name: CBT Enterprises OP LLC

Address: 1635 Farm Way Unit 406
Middleburg, FL 32068

This Instrument Prepared by: Walter Fortner

Address: Palatka Abstract & Title Ins. Inc
113 North 4th Street
Palatka, FL 32177
File No. 24-54

Property Appraiser's ID #:
37-09-26-0000-0060-0140

Inst: 202454005001 Date: 02/28/2024 Time: 9:19AM Doc Stamp-
Deed: 1925.00 By: CH, DC, Matt Reynolds, Putnam, County Page
1 of 7 B: 1746 P: 520

WARRANTY DEED

This Warranty Deed is executed this 20th day of February, 2024, by Ronald G. Tumlin and Suzanne M. Tumlin, husband and wife, Stephen L. Beckett and Cathy W. Beckett, husband and wife, Steve A. Chapman, Larry R. Griffin, individually and as Trustee of the Larry R. Griffin Revocable Trust, Dated January 8, 2018, and Reginald H. Tumlin, a married man, all conveying non-homestead property ("Grantor") to CBT ENTERPRISES OP LLC, a Florida Limited Liability Company ("Grantee").

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$275,000 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

SEE EXHIBIT A

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

Walter Fortner
Signature of Witness 1

Walter Fortner
Print Name of Witness 1

113 N 4th Street
Mailing Address of Witness 1

Warren Wilhite
Signature of Witness 2

Warren Wilhite
Print Name of Witness 2

113 N 4th Street, Palatka, FL 32177
Mailing Address of Witness 2

[Signature]
Signature of Grantor 1

Ronald G. Tumlin

Mailing Address of Grantor 1

[Signature]
Signature of Grantor 2

Suzanne M. Tumlin

Mailing Address of Grantor 2

Notary Section:

STATE OF Florida

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 20 day of February, 2024, by Ronald G. Tumlin and
Suzanne M. Tumlin.

Personally Known ☐ OR Produced Identification ☒

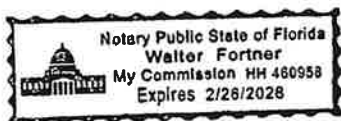
Type of Identification Produced: Florida Driver's License

(Signature of Notary Public) Walter Fortner

(Print, Type, or Stamp Commissioned Name of Notary Public) Walter Fortner

My Commission expires:

Affix Notary SEAL



In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

Warren Wilhite
Signature of Witness 1

Warren Wilhite
Print Name of Witness 1

Stephen L. Beckett
Signature of Grantor 3

Stephen L. Beckett

113 North 4th Street Palatka, FL 32177
Mailing Address of Witness 1

113 North 4th Street Palatka, FL 32177
Mailing Address of Grantor 3

Walter Fortner
Signature of Witness 2

Walter Fortner
Print Name of Witness 2

Cathy W. Beckett
Signature of Grantor 4

Cathy W. Beckett

113 N 4th Street Palatka, FL 32177
Mailing Address of Witness 2

113 N 4th Street Palatka, FL 32177
Mailing Address of Grantor 4

Notary Section:

STATE OF Florida
COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 20 day of February, 2024, by Stephen L. Beckett
and Cathy W. Beckett.

Personally Known ☒ OR Produced Identification ☒

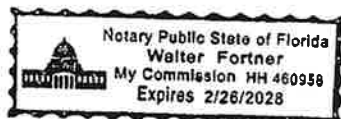
Type of Identification Produced: Florida Driver's License

(Signature of Notary Public) Walter Fortner

(Print, Type, or Stamp Commissioned Name of Notary Public) Walter Fortner

My Commission expires:

Affix Notary SEAL



In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

Warren Wilhite
Signature of Witness 1

Steve A. Chapman
Signature of Grantor 5

Warren Wilhite
Print Name of Witness 1

Steve A. Chapman

113 North 4th Street Palatka, FL 32177 Mailing Address of Grantor 5
Mailing Address of Witness 1

Walter Fortner
Signature of Witness 2

Walter Fortner
Print Name of Witness 2

113 N 4th Street, Palatka, FL
Mailing Address of Witness 2
32177

Notary Section:

STATE OF Florida

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 21st day of February, 2024, by Steve A. Chapman.
Personally Known ☐ OR Produced Identification ☒

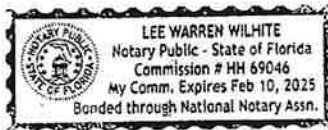
Type of Identification Produced: drivers license

(Signature of Notary Public) Lee Warren Wilhite

(Print, Type, or Stamp Commissioned Name of Notary Public) Lee Warren Wilhite

My Commission expires:

Affix Notary SEAL



In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

Warren Wilhite
Signature of Witness 1

Warren Wilhite
Print Name of Witness 1

Larry R. Griffin
Signature of Grantor 6

Larry R. Griffin, individually and as Trustee

113 North 4th Street Palatka, FL 32177 Mailing Address of Grantor 6
Mailing Address of Witness 1

Walter Fortner
Signature of Witness 2

Walter Fortner
Print Name of Witness 2

113 N 4th Street, Palatka, FL
Mailing Address of Witness 2 32177

Notary Section:

STATE OF Florida

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 21st day of February, 2024, by Larry R. Griffin,
individually and as Trustee of the Larry R. Griffin Revocable Trust, Dated January 8,
2018.

Personally Known ☐ OR Produced Identification ☒

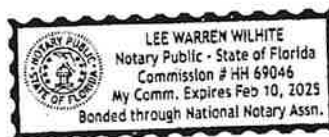
Type of Identification Produced: drivers license

(Signature of Notary Public) Lee Warren Wilhite

(Print, Type, or Stamp Commissioned Name of Notary Public) Lee Warren Wilhite

My Commission expires:

Affix Notary SEAL



In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

Walter Fortner
Signature of Witness 1

Walter Fortner
Print Name of Witness 1

113 N 4th Street, Palatka, FL 32177
Mailing Address of Witness 1

Warren Wilhite
Signature of Witness 2

Warren Wilhite
Print Name of Witness 2

113 North 4th Street Palatka, FL 32177
Mailing Address of Witness 2

Notary Section:

STATE OF Florida
COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 8 day of February, 2024, by Reginald H. Tumlin.

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Florida Driver's License

(Signature of Notary Public) Walter Fortner

(Print, Type, or Stamp Commissioned Name of Notary Public) Walter Fortner

My Commission expires:

Affix Notary SEAL

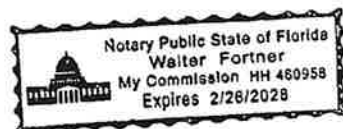
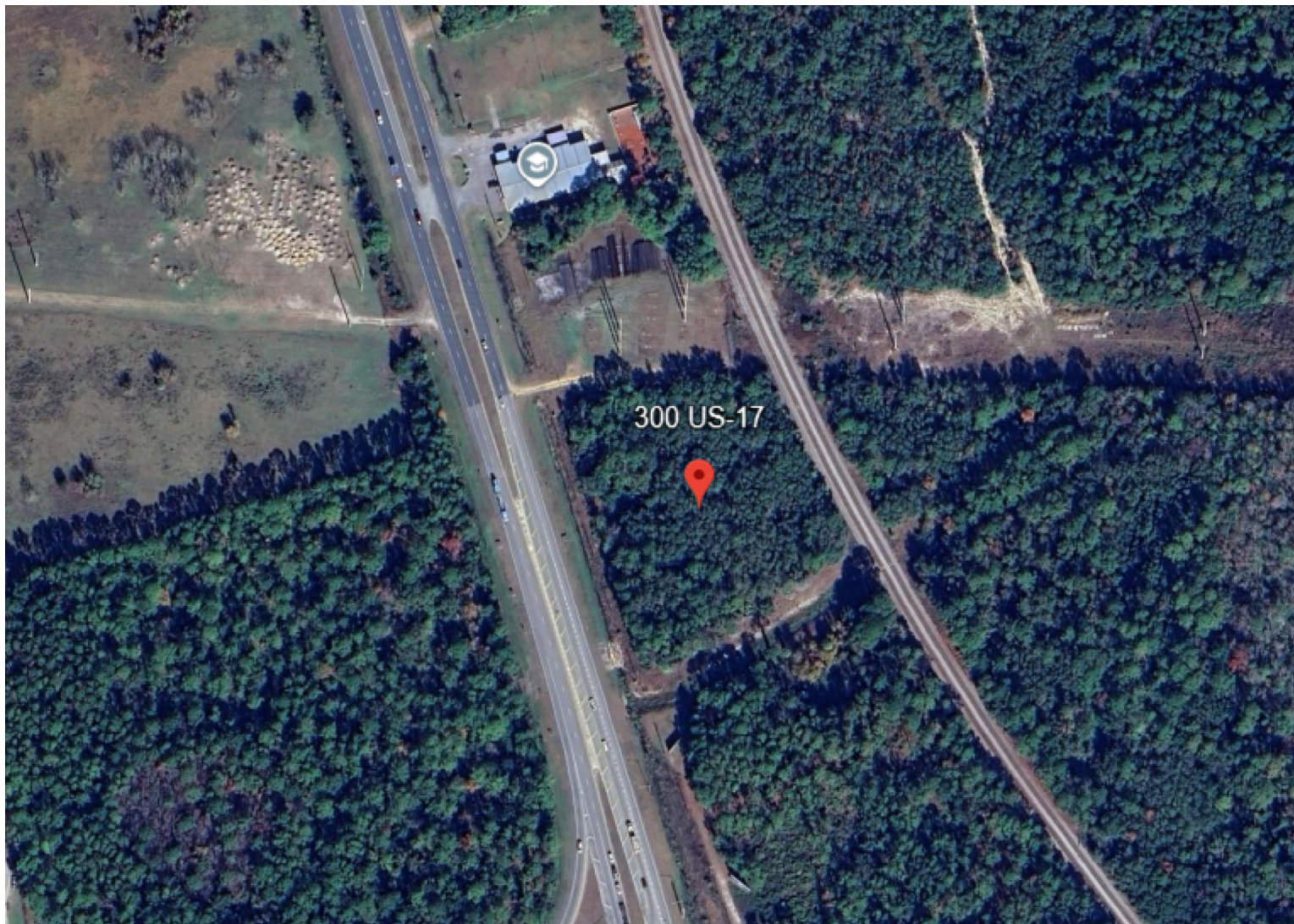


EXHIBIT A

All that part of Lot 14 of Revised Map of STINWILL SUBURBAN FARMS, according to plat thereof, recorded in Map Book 2, page 39 of the public records of Putnam County, Florida, lying Easterly of the right of way of State Road #15 and Northerly of the center of an 80.0 foot Drainage Easement to the State of Florida as described in O.R. Book 384, page 1341 of said public records. EXCEPTING THEREFROM that part thereof lying within the lands described in Deed Book 208, page 351 of said public records.



Case PB 25-19 Annexation, Amendment to FLUM and Rezoning
Address: 136 Corbett Road, Approx. 0.06 acres +/-
Parcel No.: 10-10-26-0000-0210-0001
Applicant: City of Palatka

STAFF REPORT

DATE: September 2, 2025
TO: City of Palatka Planning Board
FROM: Staff

APPLICATION REQUEST

Request to annex one parcel, approximately 0.06 acres +/-; amend the Future Land Use Map (FLUM) from Putnam County Urban Reserve (UR) to City of Palatka Other Public Facilities (OPF); and rezone from Putnam County Agricultural (AG) to City of Palatka Public Buildings and Grounds (PBG-1).

Public notice included legal advertisement in the *Palatka Daily News*, notice signs posted on property, and mailed notices to property owners within 150 feet of the subject property.

The parcel currently has a lift station managed and serviced by City Public Works Department. The lift station provides sewer service for city property owners.

Background

The application is for a 0.06 acre +/- parcel located adjacent to the Walmart property on South State Rd 19. Parcel 10-10-26-0000-0210-0001, which is approximately 50-ft by 50-ft, is bordered by the city limits on three of its four sides (north, east, and south). The west side is bordered by unincorporated Putnam County and is vegetated, slightly wooded adjacent to low density development. To the east of the subject parcel, there are stormwater retention ponds serving primarily the Walmart site. Figure 1 shows a map of the parcel to be annexed into the city. When the Walmart parcel was annexed into the city, this city-owned parcel was inadvertently left out. This proposed annexation will square-off with the adjacent parcel.

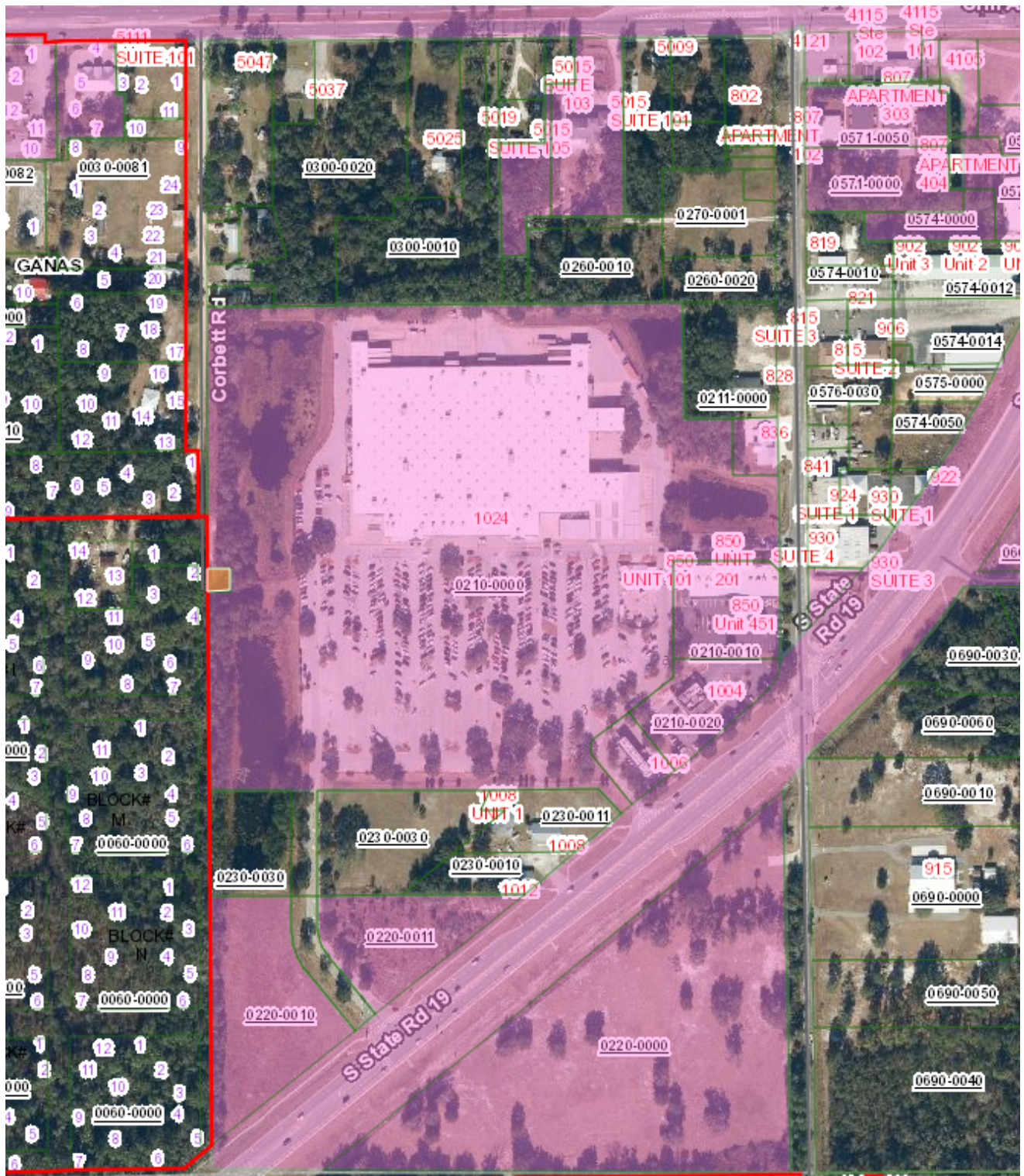


Table 1: Current and Proposed Future Land Use Map and Zoning Designations

	Actual Use	FLUM	ZONING
Property Existing	Lift Station	Putnam County, Urban Reserve (UR)	Putnam County, Agricultural (AG)
Property Proposed	Lift Station	City of Palatka, Other Public Facilities (OPF)	City of Palatka, Public Buildings and Grounds (PBG-1)
North	Walmart	City of Palatka Commercial (COM)	City of Palatka Intensive Commercial (C-2)
South	Walmart	City of Palatka, Commercial (COM)	City of Palatka, Intensive Commercial (C-2)
East	Walmart	City of Palatka, Commercial (COM)	City of Palatka, Intensive Commercial (C-2)
West	Low density development, single-family residential lots	Putnam County Urban Reserve (UR)	Putnam County Agricultural (AG)

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be “reasonably compact.”

Contiguous: F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality’s boundary.

Compactness: The statute provides a definition for compactness that requires an annexation to be for properties in a single area, and precludes any action that would create or increase enclaves, pockets, or finger areas in serpentine patterns.

Annexation of this property meets the standard of compactness and does not create an enclave or pocket. The proposed annexation borders the city limits to the north, east, and south.

Connection to Water and Sewer: **N/A. A lift station is currently on the parcel.**

Comprehensive Plan Public Facilities Element Policy D.1.2.1.

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous. Annexation of contiguous property receiving water or sewer service shall not be required if provision of service to a property, in substantive terms, improves the efficiency of the collection system, supports the system through additional service and user fees, achieves environmental protection, and promotes economic development; and does not promote urban sprawl.

Future Land Use Change Analysis

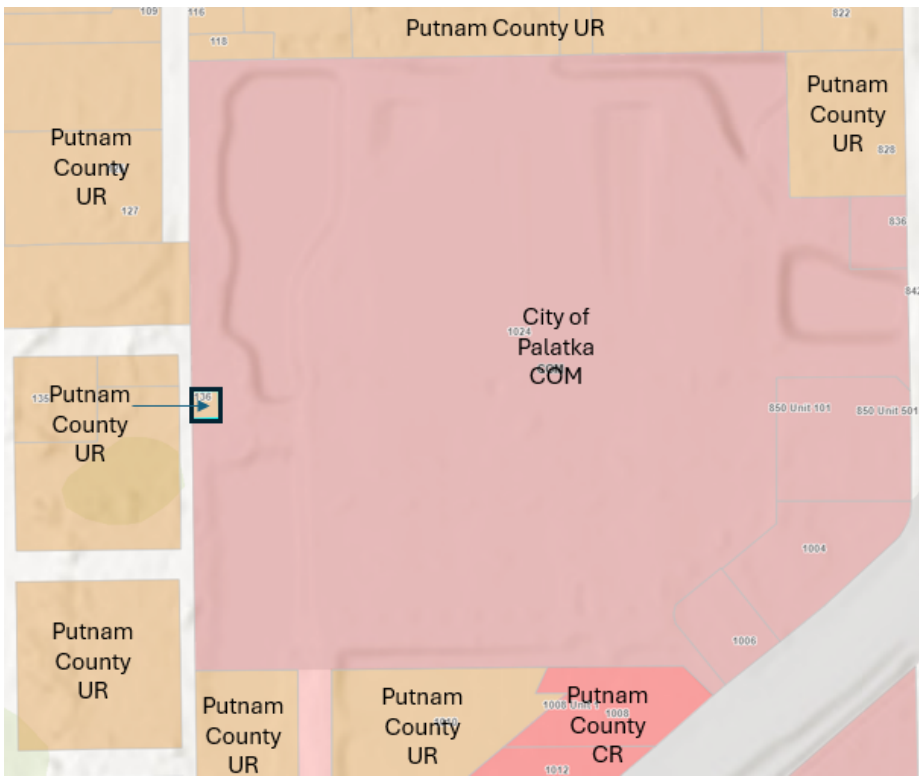


Figure 2: Current Future Land Use Map (FLUM)

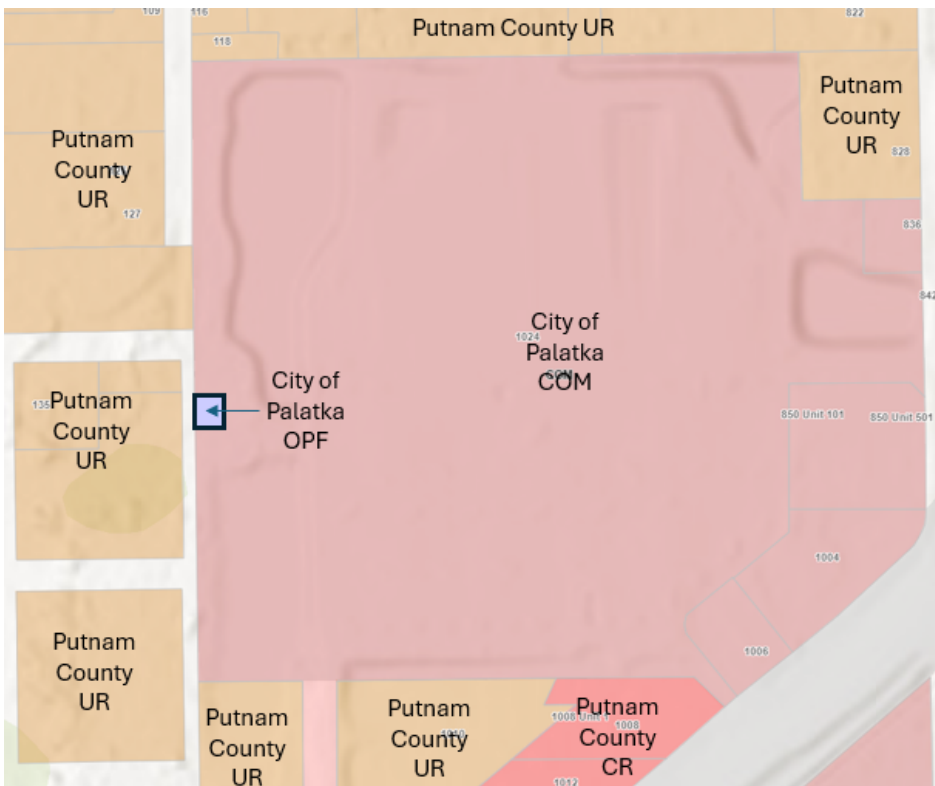


Figure 3: Proposed Future Land Use Map (FLUM)

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Staff is not aware of any soil or topography conditions that would present major problems for this property in accordance with all applicable land development regulations. Staff is not aware of natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.

As the applicant, the City of Palatka proposes to continue the use as a lift station site.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests:

- Low-intensity, low-density, or single-use development or uses.
- Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- Radial, strip, isolated, or ribbon development patterns.
- Development that fails to adequately protect and conserve natural resources and agricultural activities
- Development that fails to maximize use of existing and future public facilities and services.
- Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
- Development that fails to provide a clear separation between rural and urban uses.
- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

The annexation of this parcel would not contribute to urban sprawl. This annexation of the parcel would be contiguous, as it borders city limits to the north, east and south.

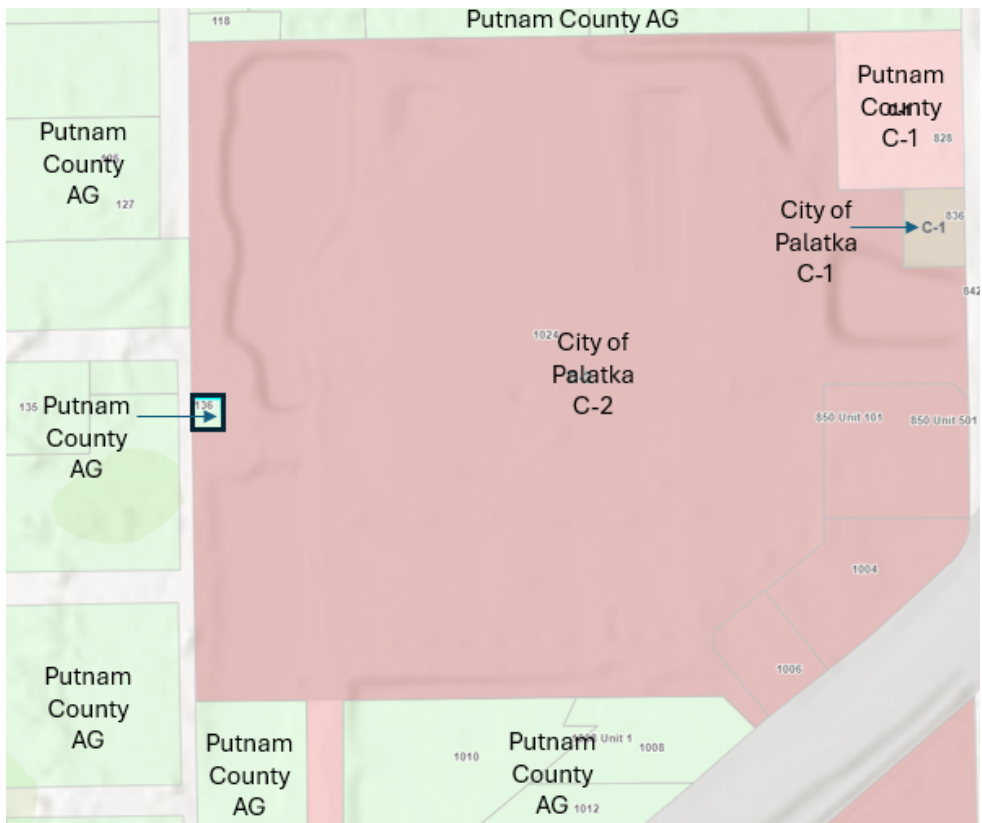


Figure 4: Current Zoning Map

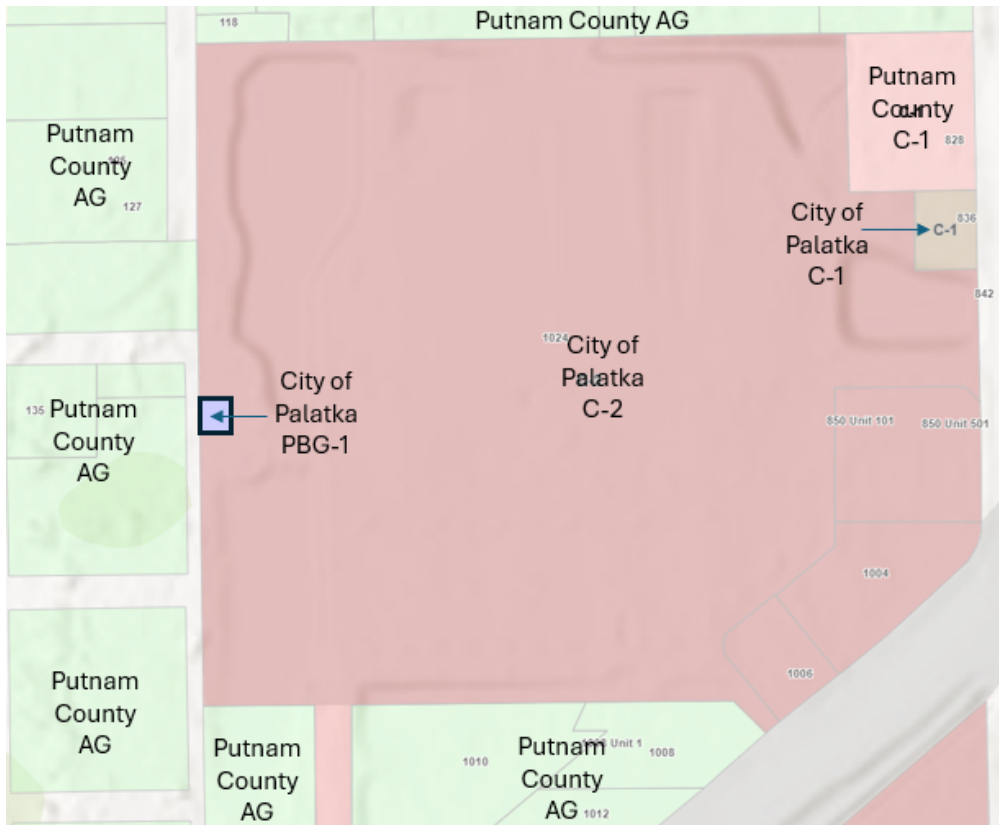


Figure 5: Proposed Zoning Map

Zoning Analysis

Section 94-38 (f) (1) requires that the report and recommendations of the Planning Board to the City Commission required by subsection 94-38 (e) of this section shall show that the Planning Board has studied and considered the proposed change in relation to the following, where applicable:

- a. *Whether the proposed change is in conformity with the Comprehensive Plan. The proposed rezoning conforms with the Comprehensive Plan. The Public Buildings and Grounds (PBG-1) district is consistent for the current and proposed future use of the site.*
- b. *The existing land use pattern. The proposed rezoning is not inconsistent with the land use pattern and its current use.*
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts. Given the parcels relatively small size (0.06 acres) and its current use, the proposed rezoning would not create an isolated district incompatible with adjacent parcels.*
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc. N/A.*
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. The proposed new boundary is not illogical and is intended for the sole use of the lift station.*
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary. The City of Palatka owns and services the lift station currently on the site. City staff feels it is time to bring it within the City's jurisdiction.*
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood. The proposed rezoning will not adversely influence living conditions in the neighborhood.*
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety. The proposed rezoning would not create or excessively increase traffic congestion or otherwise affect public safety. The City of Palatka Public Works Department would continue to manage the site.*
- i. *Whether the proposed change will create a drainage problem. The rezoning will not cause drainage problems. All current conditions would remain unchanged.*
- j. *Whether the proposed change will seriously reduce light and air to adjacent areas. The proposed rezoning will not reduce light and air to adjacent properties. All current conditions would remain unchanged.*
- k. *Whether the proposed change will adversely affect property values in the adjacent areas. The proposed rezoning will not adversely affect nearby property values. All current conditions would remain unchanged.*
- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations. The proposed rezoning will not be a deterrent for improvement of adjacent property. All current conditions would remain unchanged.*

- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. **The proposed rezoning will not grant a special privilege to the property owner (City of Palatka). All current conditions would remain unchanged.***
- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning. **When a parcel is annexed into the city limits, it requires assignment of a zoning compatible with the surrounding area and its current use.***
- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city. **The proposed rezoning is not out of scale. The existing use will remain a lift station site.***
- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. **N/A. The City of Palatka currently owns and maintains several other lift station sites throughout the city limits.***
- q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district. **Not in historic district.***

Staff Recommendation

- Staff recommends approval of the annexation of 136 Corbett Road (Parcel 10-10-26-0000-0210-0001).
- Staff recommends amending the district boundary FLUM designation from Putnam County, Urban Reserve (UR), to City of Palatka Other Public Facilities (OPF).
- Staff recommends amending the district boundary for the zoning map from Putnam County Agricultural (AG), to City of Palatka Public Buildings and Grounds (PBG-1).



ANNEXATION APPLICATION

DATE RECEIVED: 8.04.2025
APP NUMBER: PB -
HEARING DATE:

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.
(Checks payable to the City of Palatka)

Annexation: \$700.00 Small scale amendment <50 acres: \$1440.00 Large scale amendment >50 acres: \$2390.00

- ☐ Application Fee
- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Letter of Authorization
- ☐ Survey

- ☐ Site Map
- ☐ Project Narrative
- ☐ Site Plan (for planned development)
- ☐ Supplementary Information

Property Information

1. Property Address: 136 Corbett Road, Palatka
2. Parcel Number: 10-10-26-0000-0210-0001
3. Parcel Dimensions: Approx. 50 x 50
4. Current Property Use: Lift Station
5. Current Future Land Use Map Designation: City: County: Urban Reserve
6. Proposed Future Land Use Map Designation (if applicable): City: Other Public Facilities County:
7. Proposed Use: Lift Station site
8. Current Zoning Designation: Agricultural Requested Zoning Designation: PBG-1
9. Square footage of any proposed structures 0 Number & types of structures on property
1 Lift Station

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): City of Palatka

Mailing Address: 201 N 2nd Street

Phone Number(s): 386-329-0100 Email: building-zoning@palatka-fl.gov

Agent/Contractor (Submit proof of authorization to act as agent with your application)

Name(s):

Mailing Address:

Phone Number(s): Email:

To Be Notarized

Name (Print Name): _____

Signature: _____ Date: _____

STATE OF _____ County of _____

Before me this day personally appeared _____ who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____ A.D. _____.

(Notary Seal)

Notary Public

My commission expires: _____ State of _____ at Large.

Type of Identification Produced: _____

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Edward E. Hedstrom, Attorney at Law
601 St. Johns Avenue
Palatka, Florida 32177

DOC STAMPS 7.00
INTANG TAX .00

Documentary Tax PD. \$ 7.00
Declaratory of the State of Florida
By *Anna B. Bland*

WARRANTY DEED

(Statutory Form-Section 689.02 F.S.)

THIS INDENTURE, made this 7th day of **November, 1997**, between

JOHN THOMPSON and CLAUDIA THOMPSON, husband and wife,

whose post office address is P.O. Box Q, Hollister, FL 32147
hereinafter called the Grantor*, and

CITY OF PALATKA, a municipal corporation existing under the laws of the State of Florida,

whose post office address is 201 North 2nd Street, Palatka, Florida 32177, hereinafter called the Grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **PUTNAM** County, Florida, to wit:

Property Folio No.

A parcel of land lying in the NE 1/4 of the SE 1/4 of Section 10, Township 10 south, Range 26 East in Putnam County, Florida, being more particularly described as follows:

Commencing at the SW corner of the NE 1/4 of the SE 1/4 of Section 10, Run N 01° 35'13" W. along the East right of way line of Corbett Road a distance of 20.00 feet to the intersection of the North line of a 20' agricultural easement as recorded in Official Records Book 592, Page 1497 of the public records of Putnam County; and the Point of Beginning; thence continue N 01° 35'13" W., along said East Right-of-Away line a distance of 50.00 feet; thence run N 88°25'16" E. a distance of 50.00 feet; thence run S 01°35'13" E., a distance of 50.00 feet to a point on the North line of aforesaid 20' agricultural easement; thence run S 88°25'16" W. along said Northerly line a distance of 50.00 feet to the point of beginning.

Parcel contains 2500 sq. feet, or 0.057 acres, more or less.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for current and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

**"Grantor" and "grantee" are used for singular or plural, as context requires.*

Resolutions Meeting
November 1997

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence.

Bonnie Andrews
Signature of Witness
Bonnie Andrews

Print/Type name of Witness

Bonnie Andrews
Signature of Witness
Bonnie Andrews

Print/Type name of Witness

Lana K. Bunton
Lana K. Bunton
STATE OF FLORIDA
COUNTY OF PUTNAM

John Thompson
JOHN THOMPSON

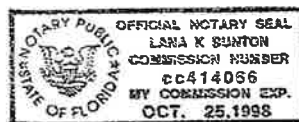
Claudia Thompson
CLAUDIA THOMPSON

The foregoing instrument was acknowledged before me this 7th day of November 1997, by JOHN THOMPSON and CLAUDIA THOMPSON, husband and wife, who are personally known to me or who has produced as identification and who did take an oath.

Lana K. Bunton
(signature)
LANA K. BUNTON
Print/Type name of Notary Public

Notary Public, Commission No. CC414066

(SEAL)



ED BROOKS CLERK
CO:PUTNAM ST:FL

FILED AND RECORDED
DATE 11/12/1997 TM 15:23



FLU AMENDMENT REZONING APPLICATION

DATE RECEIVED: _____
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.
(Checks payable to the City of Palatka)

- | | |
|--|--|
| ☐ Application Fee | ☐ Site Map |
| ☐ Copy of Recorded Deed | ☐ Project Narrative |
| ☐ Legal Description | ☐ Site Plan (for planned development) |
| ☐ Letter of Authorization | ☐ Supplementary Information |
| ☐ Survey | |

Property Information

- Property Address: 136 Corbett Rd, Palatka
- Parcel Number: 10-10-26-0000-0210-0001
- Parcel Dimensions: 50 x 50
- Current Property Use: Lift Station
- Current Future Land Use Map Designation: City: _____ County: Urban Reserve
- Proposed Future Land Use Map Designation (if applicable): City: Other Pub. Facilities County: _____
- Proposed Use: No Change - Lift Station site
- Current Zoning Designation: Agricultural (AG) Requested Zoning Designation: PBG-1
- Square footage of any proposed structures 0 Number & types of structures on property _____
1 Lift Station

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): City of Palatka

Mailing Address: 201 N 2nd Street, Palatka Florida

Phone Number(s): 386-329-0100 Email: building-zoning@palatka-fl.gov

Agent/Contractor (Submit proof of authorization to act as agent with your application)

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

To Be Notarized

Name (Print Name): _____

Signature: _____ Date: _____

STATE OF _____ County of _____

Before me this day personally appeared _____ who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____ A.D. _____.

(Notary Seal)

Notary Public

My commission expires: _____ State of _____ at Large.

Type of Identification Produced: _____

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee